
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	225 9th Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 28, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-158	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Michael Lopez-Alegria, with plans prepared by Trout Design Studio, request concept review for alterations and a rear addition to 225 9th Street, NE in the Capitol Hill Historic District.

Property Description

Constructed in 1893 by F.M. Angelo for owner Aaron Bradshaw, 225 9th Street, NE was designed as part of a coordinated row. The six, three-story brick houses include alternating designs and projecting bays. Four of the houses, including 225, include third floor balconies. The house currently includes a one-story non-contributing rear addition and a garage opening onto a service-based alley.

Proposal

The project includes the installation of a “potbelly” or “goose” railing around the third floor balcony on the front elevation; replacement of the entrance door with one matching historic doors on neighboring houses; and replacement of existing storm windows with wood windows consistent with the historic district. A second story addition, to be clad in reclaimed brick, is proposed atop the one-story noncontributing addition. It will align with the rear wall of an adjoining rear addition at 227 9th Street. Two roof decks are proposed, one to be located on the second and the other on the third floor. The roof deck and addition will extend nearly the full length of the one-story addition. The proposed addition measures approximately 11’5” and the deck extension 12’ 11”. The third floor deck will not extend beyond the proposed addition. As part of the project, a rear chimney would be removed and new skylights installed.

Evaluation

The proposed replacement windows and the front entrance door are consistent with the character of the historic district and the Board’s standards. Access to the third floor balcony is already provided, but is lacking a safety railing. The HPO has already worked with the applicant to select an appropriate design for the safety railing and agreed on the “potbelly” style.

The rear addition and roof decks are modest in scale and comparable in size and design to its neighbor at 227 9th Street. The project is compatible with the character of the historic district, the historic house and neighboring properties in its massing, height, design, materials, and fenestration.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. As the construction drawings are prepared, the applicants should work with HPO to finalize details regarding the A/C units to make sure they are not visible.